

Special Notice

Homestead Gardens Tracts are now selling at the following prices:

Ten-Acre Tracts, Per Acre, - \$ 90

Five-Acre Tracts, Per Acre, - 100

TERMS

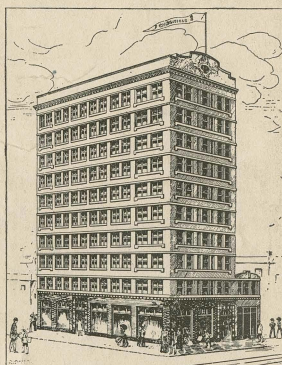
Ten-Acre Tracts, \$30 Cash; Balance, \$20 Monthly.

Five-Acre Tracts, \$25 Cash; Balance, \$15 Monthly.

No Interest on Deferred Payments;

No Taxes Until Payments Are Completed.

*Warranty Deed and Abstract of Title or
Certified Copy of Same Delivered Upon
Completion of Payments.*



OUR HOME: CHRONICLE BUILDING, HOUSTON

Join the Homeseekers' Excursions from the North. Leave St. Louis and Kansas City every first and third Tuesday.

Write us for further information. Post-office box 164, Houston, Texas.

HOMESTEAD GARDENS

ALMEDA, TEXAS

Five and Ten-Acre Tracts for Homes,
Orchards, Gardens and Farms

CLOSE TO
HOUSTON, TEXAS

SOLD ON SMALL MONTHLY PAYMENTS



YOUNG DATE TREES AND CABBAGES IN THE
GULF COAST COUNTRY

The Bernard River Land Development Co.

[Incorporated]

General Offices: Chronicle Building

G. J. LEE, Sales Manager, 201 Beatty Building

POSTOFFICE BOX 164

HOUSTON, TEXAS

HOMESTEAD GARDENS *of* HOUSTON, TEXAS

SOIL—Dark sandy loam to heavy black hog wallow—enough sand to scour; depth 12 inches to 8 feet.

ELEVATION—60 to 74 feet; 10 to 20 feet above the City of Houston. Land rolling virgin prairie.

RAINFALL—Average for 10 years, 42 inches; well distributed.

TEMPERATURE—Highest, 99 degrees above zero; lowest, 17 degrees above zero.

HEALTH CONDITIONS—No malaria, no catarrhal affections arise here. The salt breezes from the gulf blow continuously, and the best of health is enjoyed.

That this great subdivision merits the appellation "famous" everyone familiar with the location of the land, the adaptability and productiveness of the soil, and the wonderful development and settlement now in evidence in the Almeda community, will testify.

In view of the fact that over two thousand people have purchased tracts in and around Almeda, many of whom have already moved on their land, and practically all of them intend moving here in the near future; and the further fact that these purchasers represent every state in the Union—almost every county in some of the most prosperous states, an elaborate description of the proposition and its many features which appeal so strongly to the judicious investor and homeseeker, would seem at this time superfluous.

Many, however, into whose hands this booklet will fall have not had the good fortune to visit the great city of Houston; to inspect the fertile region of the Texas gulf coast known as the Houston-Galveston district; to see and learn personally what is being done by the orange, fig, strawberry, vegetable and general crop growers in this favored section; and for this reason a few of the multitudinous advantages here offered the investor are pointed out.

We wish this one fact borne in mind by the reader as he peruses the succeeding pages:

We ask no one to invest one dollar in Homestead Gardens until he satisfies himself by a personal inspection of the land, by a personal investigation of the conditions, or otherwise, that the facts are just as are herein represented. So much for our faith in Homestead Gardens as an investment and our ability to back up everything that we say for the proposition.

If further evidence of our perfectly good faith in the matter is desired, write us for the name and address of someone who has investigated personally, who has invested with a view to settling here, or who has located in the Almeda vicinity. The name and address will be cheerfully and promptly furnished—perhaps of some of your acquaintance—possibly your former neighbor. We know what their advice will be, if your correspondent is one of the settlers in Homestead Gardens, for they are all enthusiastic boosters.

LOCATION OF HOMESTEAD GARDENS.

The accompanying map shows the location of Homestead Gardens with reference to Houston.

On January 10, 1911, the taxpayers of Harris county voted an issue of bonds of \$1,250,000, duplicating the appropriation made by Congress for deepening the Houston ship channel. This makes of Houston an inland port second to none in the world, as the channel will enable all seagoing vessels of 25 feet draught to load and unload at the city's wharves.

Everyone knows how the completion of this project will affect realty values in the Houston vicinity, and it is needless to suggest that the sooner a prospective buyer of a tract in Homestead Gardens makes up his mind the better.

Homestead Gardens is close to Houston, in easy driving distance, and no ten-acre tract is more than three miles from one of the shipping stations.



Among the Strawberries.

Sunny Slope Fruit Farm

N. E. Stout, Proprietor

Grower and Shipper of Fruits and Vegetables

The Fig and Orange Specialties

Nursery Stock for Sale Propagated From My Bearing Orchards

Friendswood, Texas, December 1, 1910.

Carpenter Fig Preserving Co.:

Houston, Texas.

Gentlemen:—As requested, I am send you a statement of gross receipts from my Magnolia fig and Satsuma orange orchards for four years commencing with 1906. I will also include the 1910 fig crop which is just gathered. No orange buds or fig cuttings used for propagating my nursery stock are included in this statement, which are worth several hundred dollars.

The fig orchard consisting of $13\frac{1}{2}$ acres, was planted the spring of the following years: 1899, 4 acres; 1901, $1\frac{1}{2}$ acres; 1903, 8 acres. A new orchard of $4\frac{3}{4}$ acres was planted last of March, 1908.

The orange orchard of $6\frac{1}{2}$ acres was planted as follows: About 2 acres in 1902; 4 acres in 1903, and $\frac{1}{2}$ acre in 1904.

Earlier than 1906 I had sold several hundred dollars' worth of fruit.

My 1905 fig crop sold for more than \$700.00.

Figs sold in 1906.....	\$696.97	
Oranges sold in 1906.....	445.91	
(No buds or cutting sold.)		
Total.....		\$1,142.88
Figs sold in 1907.....	\$1,463.62	
Oranges sold in 1907.....	2,895.74	
Fig cuttings sold in 1907.....	24.20	
Orange buds sold in 1907.....	25.15	
Total.....		4,408.71
Figs sold in 1908.....	\$963.52	
Oranges sold in 1908.....	1,653.98	
Orange buds sold in 1908.....	30.00	
Total.....		2,647.50
Figs sold in 1909.....	\$1,893.86	
Oranges sold in 1909.....	6,363.79	
Orange buds sold in 1909.....	406.95	
Total.....		8,664.60
Total for 4 years.....		\$16,863.69
Figs sold in 1910—old orchard, $13\frac{1}{2}$ acres.....	\$2,747.48	
Figs sold in 1910—new orchard, $4\frac{3}{4}$ acres.....	193.63	
Grand total		\$19,804.80

Yours truly,

N. E. STOUT.



Almeda Hotel.

"THE GARDEN SPOT OF THE GULF COAST."

Homestead Gardens have been very properly termed the "garden spot of the gulf coast."

There are many reasons why Homestead Gardens is worthy of the distinction of the term "garden spot of the gulf coast." Among them:

It is a magnificent body of virgin prairie land, ideally located for orchards, gardens, small farms and inter-urban homes.

It is composed of rich, deep soil, ranging in depth from one to eight feet, and adapted for all kinds of semi-tropical fruits and summer and winter vegetables.

It is in the heart of the rainbelt, is of a rolling formation, now ready for the plow. Neither irrigation or clearing expense is incurred in its cultivation.

The soil varies from a light sandy loam to heavy, black hog-wallow, and is easily and quickly pulverized.

It is near enough to the coast line to enjoy the benefits of the delightful and health-giving salt-sea breezes from the gulf.

It is close to the market, the great educational institutions, the churches and the society of Houston, the Chicago of the South.

It has quick means of transportation, several trains each way a day, and a resident of Homestead Gardens may do business in Houston, going back and forth daily.

It is sold in 5 and 10-acre tracts on small monthly payments, without interest, each tract facing a graded road.

THE CLIMATE AND THE SOIL—ORANGES AND FIGS.

For the genuine enjoyment of life—comfort, winter and summer—as well as an opportunity to work from January to January, a chance to plant and harvest a cash crop every month in the year, the climate of the Houston-Galveston district has every other section of the country bested by far.

In addition to the attractions of our climate, with

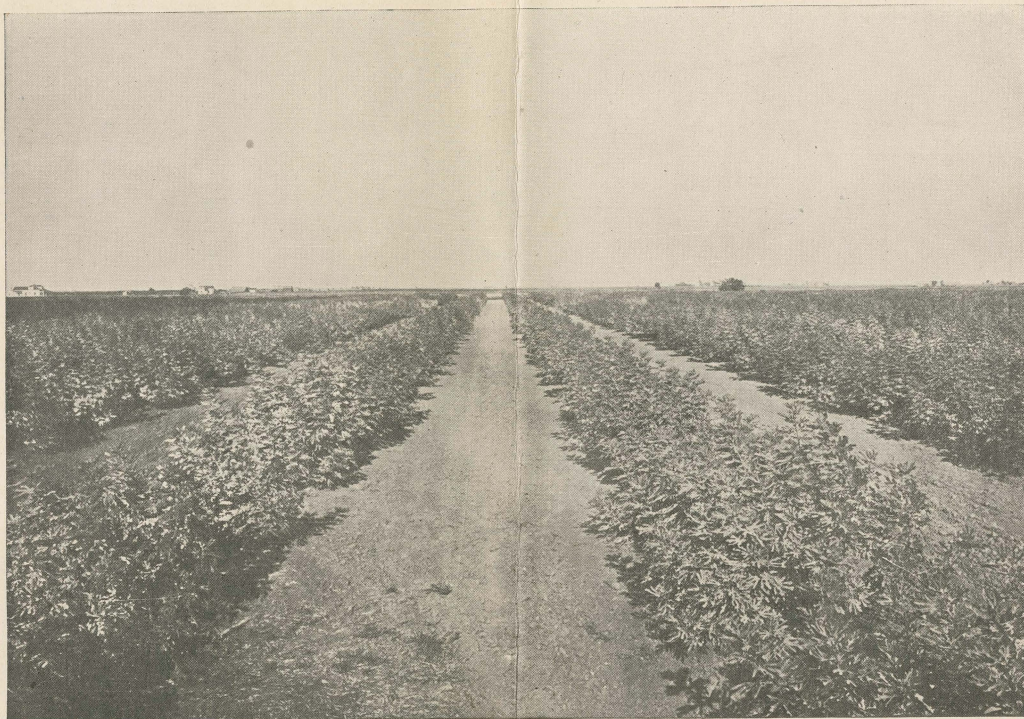


Fig Orchard of the Houston-Galveston District.

reference to health and comfort, there being no scorching summer heat or frigid winter cold, it is agreeable to the production of those wonderful money-making fruits—oranges and figs.

Of equal importance and value to the profitable production of oranges and figs is the soil, and in this respect Homestead Gardens is especially favored. The Satsuma orange is a success only when budded or grafted on the citrus trifoliata. The latter requires a peculiar character of clay sub-soil which obtains only in certain sections of the gulf coast. Homestead Gardens is underlaid by this sub-soil. Both the surface and the sub-soil of the Homestead Gardens district contain the constituents essential to the life and success of the Satsuma orange and Magnolia fig.

While other varieties of oranges and grapefruit and kumquats do well in the Texas gulf coast country, the Satsuma orange is the member of the citrus fruit family that has proven itself the greatest wealth producer.

The superior merits of the Satsuma orange are:

It is a never-failing producer in this climate when budded on the citrus trifoliata root.

This stock gives the orange tree its hardy and cold-resisting power which is not found in the trees of the California and Florida orchards.

There is no danger of the market ever being glutted with the Satsuma oranges, for the following reasons:

It reaches the markets six weeks to two months earlier than the other varieties.

It is deliciously sweet—the sweetest orange ever produced—has a delightful flavor, and is preferred over all other varieties wherever introduced.

The development and care of a Satsuma orange orchard is a simple matter, and can be done by any man with ordinary intelligence, even though he never had any experience in horticulture.

Commercial crops are obtained from orange trees the third year after setting out. Mr. P. I. Gill's 1909 crop from his three-year-old orchard yielded \$100 per acre. Others of same age yielded better returns in 1910.



"Some Corn!"

Four-year-old orchards may safely be counted upon to produce from \$200 to \$500 worth of fruit, although under the most favorable conditions better returns may be expected. There is no reason why, with the proper management, a four-year-old Satsuma orange orchard in the Houston-Galveston district should not pay all expenses of development, including the cost of the land at the present price of Homestead Gardens tracts, and leave a profit besides. Four-year-old orchards have done so for a number of growers.

Earlier returns are obtained from Magnolia fig orchards. In fact, the cuttings in the nursery rows bear prolifically, and two-year-old trees yield a good marketable crop. Three-year-old fig orchards yielded good profits last year.

This fig, which makes the finest of preserved fruit, seems limited to the coastal region, and there are a number of preserving plants operated by the J. C. Carpenter Fig Company which take the entire output of the growers under contract.

During last summer the Carpenter Fig Company shipped several cars of this preserved fruit to San Francisco, Cal., same being consigned to the Southern Pacific railroad. The Southern Pacific has found the preserves exceedingly popular among its dining-car patrons, as has the Pullman Company, which takes all that the Carpenter Company will supply.

Other carload shipments of preserved figs made by the Carpenter Company during the last season went to Tampa, Fla. The demand for these figs in California and Florida, homes of certain varieties of the fruit, grows stronger each year.

Besides the popularity of the preserved Magnolia fig on the dining cars, it is in great demand at the leading cafes of New York and other Eastern cities where it has become known.

The Carpenter Company could have sold twenty carloads more of preserved figs last season than its factories turned out.



A Full Grown Satsuma Orange Tree in the Texas Gulf Coast.

"GOLDEN FRUIT MEANS GOLD DOLLARS."

As Mr. D. H. Hatfield, one of this section's oldest settlers, writes concerning his Satsuma oranges, the production of this golden fruit means gold dollars.

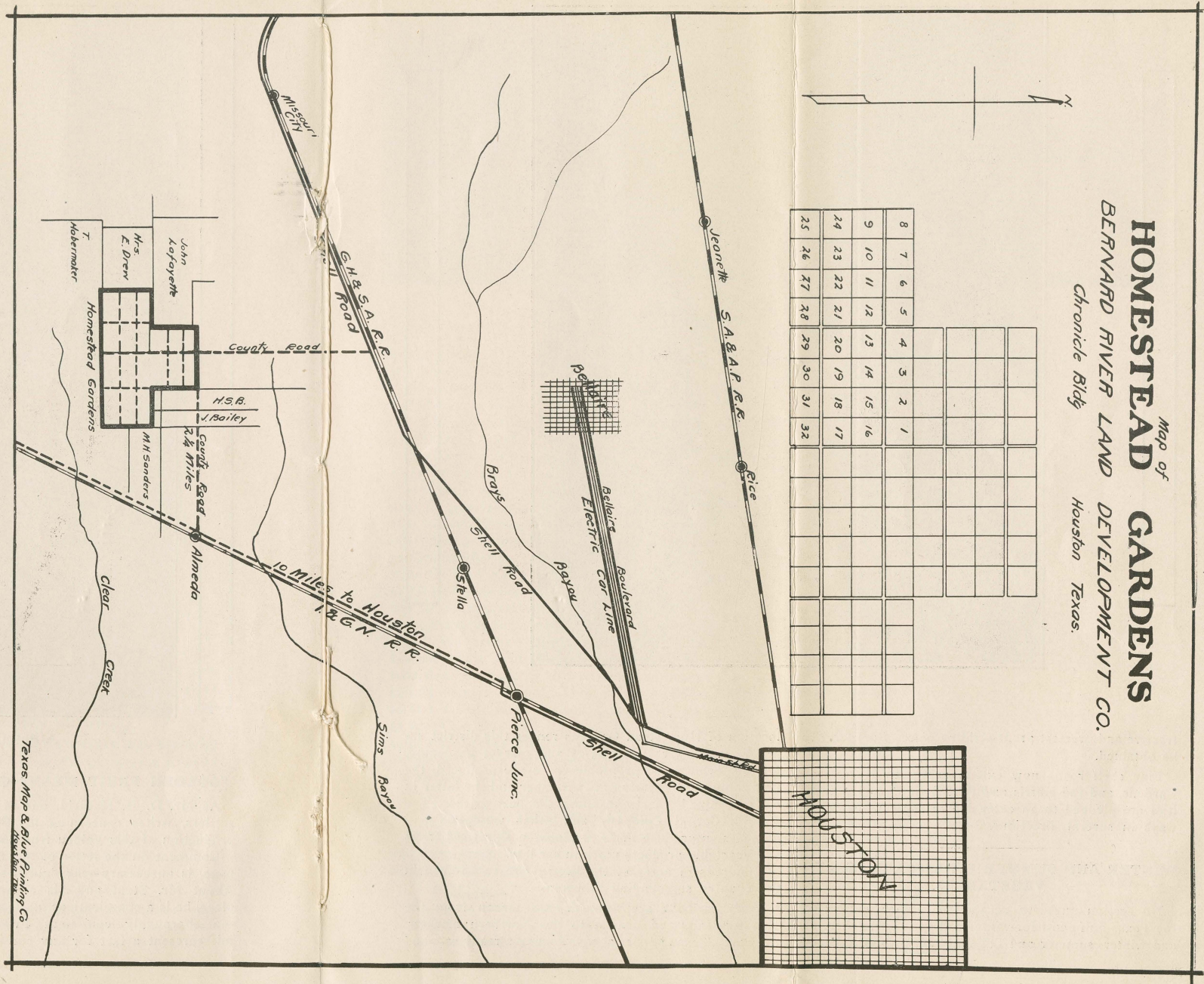
Comment on the letter of Mr. Stout, on a foregoing page, is unnecessary—the figures speak for themselves. About Mr. Stout and his experience: In the first place, he is a conscientious, upright, truthful gentleman—a thoroughly consistent Friend—and would not misrepresent a fact for any consideration or for any-

one's benefit. He came South about fourteen years ago, a poor farmer with no knowledge of the new country or local conditions. He had never seen an orange tree, and had no experience in growing figs or other semitropical fruits. He was a pioneer in those industries—a novice. He had energy and common judgment, all that was necessary to succeed in this country of unlimited resources and opportunities, and he applied those essentials.

The result was success—in a few short years a for-

"The acre of old trees (14 years old next spring) had about the usual good crop of fruit, which sold for about \$1000 per acre of 125 trees; 4-year-old trees \$650 per acre, and the 3-year-old crop sold for about \$100 per acre, all of which we think pretty good. The trees came through the cold weather in fine shape.

If you are not in a position or do not care to move on your land, you can place your orchard in the care of responsible and experienced nurserymen and orange and fig growers, and rest secure in the knowledge that in four years you will be the owner of the most at-





A Bearing Satsuma Orange Tree.

tractive and greatest profit-yielding piece of property to be obtained.

Fine shell roads now extend nearly to Homestead Gardens, and the Harris and Fort Bend county authorities are pledged to an extension of these model highways in several directions.

WINTER AND SUMMER STRAWBERRIES AND VEGETABLES.

No section on earth equals the rainbelt section of the Texas gulf coast for winter and spring strawberries, and winter, summer and fall vegetables. The soil and

location of Homestead Gardens render this district superbly suited for strawberries and market gardening. Of the former, two profitable crops are produced, the first coming into bearing in November and the latter in early spring, both commanding the best prices. The Baldwin-Cargill Company and other wholesale and commission produce firms of Houston ship the berries and vegetable products north in car lots.

Hundreds of acres of the berries are to be seen in the country surrounding Houston.

Many carloads are shipped each season from the Houston-Galveston district to the Northern markets, the South Texas berries always finding a ready sale and



One of Houston's Business Streets.

bringing top notch prices, owing to their superior flavor and their early bearing.

From \$600 to \$800 per acre is a fair yield to the strawberry grower in the gulf coast, and as most of the work, cultivating, picking and packing can be done by children, it will be seen that two or three acres will take care of a family and all of the other expenses of a ten or twenty-acre farm.

We would not discount the land in Homestead Gardens for general farm crops—such as corn, alfalfa, oats, rye, barley, clover, broomcorn, kaffircorn, and numerous other products of the Northern farm, which yield as abundantly here as in the North, with a second crop from the land in our favor. There is vastly more money to be made per acre on fruits and vegetables here, owing to our favorable climate and superior market and transportation facilities.

Still, the farmer of the North who would like to avail himself of the salubrious climate of the gulf coast, but who does not care to depart from the beaten path of raising cereals, horses, cattle, etc., will find a change to this section most congenial, as he can produce just as much per acre here as he could at home, and at the same time escape the long months of winter inactivity, during which he and his stock consume the results of his summer toil.

YIELD PER ACRE.

The following is a partial list of the orchard, garden and farm products, per acre, in the gulf coast country, as reported by reliable fruit growers and farmers:

Products—	Per Acre.
Oranges	\$500 to \$1000
Figs	150 to 245
Strawberries	500 to 800

Tomatoes	300 to 400
Onions	300 to 800
Peas	100 to 200
Beans	100 to 200
Sweet potatoes	125 to 300
Irish potatoes	150 to 250
Radishes	100 to 200
Turnips	100 to 225
Cauliflower	300 to 500
Cabbage	200 to 300
Parsnips	100 to 150
Lettuce	75 to 100
Cantaloupes	90 to 150
Watermelons	95 to 125
Peppers	250 to 350
Cucumbers	150 to 350
Squash	100 to 200
Mustard	75 to 150
Corn	60 to 100 bu.
Oats	50 to 70 bu.
Alfalfa	8 cuttings
Broomcorn	85 to 125
Cotton	45 to 100
Sugarcane	40 to 100
Rice	25 to 45

Besides the fruits above mentioned, peaches, pears, plums, kumquats, grapefruit and dew-berries flourish in the gulf coast, as do other varieties of vegetables not mentioned in the table.

DAIRYING, HOG AND POULTRY RAISING.

In no section are the conditions for dairying, horse, cattle, hog and poultry raising more favorable than in the Homestead Gardens community. There are a number of dairies, poultry and hog ranches already estab-



A Field of Sugar Cane Which Produced Forty Tons per Acre Last Year.

lished by the new settlers in this vicinity. They are making money for their owners, too. There are several creameries in the district. The free range and excellent grazing to be had almost the entire year render the expense of keeping cows and hogs a matter of very little consequence. The same is true of horses and mules, and splendid animals are being raised at practically no cost to the owners.

Mr. J. M. Davidson, of Almeda, is among the enterprising dairymen and is making good money off his cows. He came from Illinois about 15 years ago. He could not be induced to return North. Like every other man of push and vim, with ambition and determination to reap the rewards of this section of unequalled opportunities, "the longer such men stay the better they like it."

ECONOMICAL AND FAT-PRODUCING FEED.

Besides the year-around grazing advantage of this section, feedstuffs are to be obtained cheaply. Hay from the virgin prairies is to be had almost for the asking and cutting, and there is never a scarcity of forage. Cattle eat this hay, when properly cured, with a relish. It is a blue-stem grass, brings a good price in the market, and Homestead Gardens settlers have found its making for market very profitable.

Rice by-products are highly efficacious for dairy cows and fattening hogs and cattle for market. The bran costs but \$16 per ton, and with its mixture with a little cotton-seed meal is unsurpassed as a butter fat producer.

Hogs fed upon rice polish and rice bran thrive astonishingly. Mr. J. H. Sparks, a prominent farmer and cattleman, formerly of Conway Springs, Kans., who has closed out his holdings in Kansas and invested in the gulf coast, is feeding hogs near Houston. He declares

that rice products are the most economical and the best flesh-making feed he has ever used.

As an example of the profits realized from hogs raised in connection with a small dairy in this section, the following statement of L. D. Hollingsworth, Pearland, Texas, is presented:

"We milk from 20 to 30 cows. Don't feed cows at all, except those in milk. Then expense of each is less than 8 cents a day. Feed only rice bran and cotton-seed meal. We raised 30 head of hogs last year at no cost whatever, as fine porkers as you ever saw. The hogs consumed the skimmed milk and waste stuff. Twenty shoats raised this way by me weighed from 180 to 325 pounds each. I also killed nine pigs between the ages of six and seven months which weighed from 150 to 275 pounds each."

Hogs, like poultry, breed and thrive in the gulf coast every month of the year, and seem less susceptible to diseases than in the climate of the North.

HOUSTON THE MANCHESTER OF AMERICA.

Houston matched dollars with Uncle Sam in providing deep water for this port, and thereby earned the title of "Manchester of America."

Deep-water bonds to the extent of \$1,250,000 were carried with a whoop—almost unanimously. The Panama canal, which means as much or more to Houston than any other point on the globe, is nearing completion. Then there's the intercoastal canal, also soon to be constructed. Nothing on earth can hold this great metropolis down, and already realty values are beginning to soar. Land in Homestead Gardens, still cheap, dirt cheap when its merits for fruit growing and farming are considered, to say nothing of its close proximity to Houston, will go up.

You can buy 10-acre tracts in Homestead Gardens at \$90.00 per acre, \$3.00 per acre cash and \$2.00 per acre



The Gulf Coast Is an Ideal Place to Raise Poultry.

monthly; and 5-acre tracts at \$100 per acre, \$5.00 per acre cash, balance \$3.00 per acre monthly.

We know of no land so close to this city that can be had at such low prices and upon such favorable terms. If you are looking for a good investment, one certain to make you money, or if you want a location for a gulf coast home, or an income-producing orange or fig orchard or small farm, here is your opportunity.

A FEW OF HOUSTON'S ADVANTAGES.

Houston has 17 railroads, and at this port and that of Galveston 75 per cent of the exports and imports for the territory west of the Mississippi river are handled.

Houston's bank deposits December 31 exceeded \$32,000,000.00.

Houston has more skyscraper office buildings than any other city south of Kansas City, one costing near a million dollars having just been completed.

An 18-story \$3,000,000.00 hotel is to be erected in Houston during the next twelve months.

The new million-dollar terminal station is now nearing completion.

Over \$3,000,000.00 are being expended in dock terminals.

Houston has over 250 manufacturing industries in operation, and a number of others seeking locations here.

Houston has 50 public and private schools, including the great Rice Institute which is within six miles of Homestead Gardens.

All religious denominations are represented in Houston with over 100 handsome church edifices, sanitariums and hospitals.

With beautiful parks, paved streets, a splendid traction system, interurban lines, municipally owned waterworks, viaducts, beautiful homes and lawns, an excellent cosmopolitan citizenship with the highest degree of civic pride, Houston is an attractive place of residence.

MARKET FACILITIES.

The people of this section are fortunate in the matter of market facilities.

Texas, with half a dozen cities ranging in population from 50,000 to 100,000, and dozens of cities with 5000 or more, is ready to consume the truck crops of the coast country.

Strawberries from this region are first on all markets.

Oranges from Texas are in the market two months ahead of Florida and California.

The world is the market the year round for preserved figs, and the supply will probably never equal the demand.

The densely populated states in the middle North are reached by express shipments from the Houston district in from a day and a half to three days. Fast freight shipments are not much longer on the road.

South Texas is 1000 miles nearer these markets than California; it is even nearer than Florida; with a half dozen competing lines of railroad.



Hog Raising a Profitable Industry in the Gulf Coast Country.

All livestock products, hogs, butter, eggs, chickens, find a ready market at high prices, in Houston and Galveston.

The variety of crops grown is so great that something is ready for selling every month in the year; and South Texas products are on the market weeks earlier than products from any other district in the United States.

Water rates, for products not perishable, enable the grower to reach the Atlantic coast at a minimum cost, and also enable him to buy whatever he may need at correspondingly low rates.

Each day also sees an added demand for this land.

The law of supply and demand governs land transactions just as it does all other branches of trade.

There are no new crops of land—just one, and there'll never be another.

To the renter, the mechanic, the professional man, merchant, banker, capitalist or farm owner seeking a safe and sound investment, we commend Homestead Gardens.

PECANS AND OTHER NUTS.

The gulf coast is splendidly adapted for pecans and other nuts of all kinds. Many fruit growers here have groves of paper-shell pecans. Pecan trees bear early and abundantly in this climate. The streams are lined with wild pecans, and hundreds of carloads are shipped from the gulf coast to the North annually.

BUILDING MATERIALS CHEAP.

Owing to the low competitive freight rates and our nearness to the yellow pine timber belt, building materials are as cheap, or cheaper, here than in any other part of the country. There is a lumber yard now at Alameda, and the proprietor carries a full line of all kinds of builders' hardware, fence materials, etc. The enterprising merchants of Alameda keep good stocks of farm implements and hardware.

Each day witnesses a rapid decrease in the supply of fruit and farm land in this delightful climate and two-crop country.



Among the Satsumas.

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1911

T. C. DUNN, Active Vice-Pres.
W. T. CARTER, Vice-Pres.
C. G. PILLOT, Vice-Pres.
ABE M. LEVY, Vice-Pres.
J. M. ROCKWELL, Vice-Pres.

J. S. RICE, President

GEO. HAMMAN, Active Vice-Pres.
JESSE M. JONES, Vice-Pres.
DEWITT C. DUNN, Cashier
D. W. COOLEY, Asst. Cashier
H. B. FINCH, Asst. Cashier

THE UNION NATIONAL BANK

No. 9712

MEMBER AMERICAN AND TEXAS BANKERS ASSOCIATIONS

Houston, Texas, February 16th, 1911.

TO WHOM IT MAY CONCERN:

In our opinion, the Bernard River Land Development Company, with principal offices in the Chronicle Building, Houston, Texas, is well and capably managed.

Its paid-up capital is \$100,000.00, and we are informed that its net assets are approximately \$200,000.00.

The officers of the company are Mr. Arch MacDonald, President, Mr. R. D. MacDonald, Vice-President, and Mr. L. MacDonald, Secretary and Treasurer.

We believe that they are amply able to take care of any contract that they would make, and think the chances for the ultimate success of the company are good.

Yours very truly,

D. W. COOLEY,
Assistant Cashier.



N.E. Stout, Friendswood, Tex.



Among her Satsumas



P.J. Gill, League City - Texas

